

Residential Tenancies Board

Determination Order

Ref: DR1021-73200

In the matter of Phyllis O'Connor [Applicant Landlord] and Charles Williams [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination dated 7th October 2021 served by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 22 College Hill, Irishtown, Mullingar, Co. Westmeath, N91K2F4, is valid.
2. The Respondent Tenant, and any other persons residing in the above dwelling, shall vacate and give up possession of the above dwelling within 28 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall pay the total sum of €5,597.91 to the Applicant Landlord, by way of 7 consecutive monthly instalments at the rate of €799.70 per month, to be paid on or before the 28th day of each month, commencing in the month immediately following the month of issue of this Determination Order. This sum of €5,597.91 being rent arrears up to and including the (virtual) hearing date of 3rd February 2022.
4. The enforcement of this Determination Order for such payment of €5,597.91 will be deferred and the total sum owing will be reduced by the cumulative sum paid, in monthly instalments, by the Respondent Tenant to the Applicant Landlord, on each due date, until such time as the total sum of €5,597.91 has been paid in full.
5. For the avoidance of doubt, any default in the payment of any of the monthly instalments shall act to cancel any further deferral and the balance due at the date of default of any such monthly payment shall immediately become due and owing to the Applicant Landlord.
6. The Respondent Tenant shall also pay any further rent outstanding from the 3rd February 2022, being the date of the (virtual) hearing, to the Applicant Landlord, at the rate of €790.00 per month or proportionate part thereof at the rate of €25.97 per day, unless lawfully varied, plus any other charges provided for under the terms of the tenancy agreement, for each month or part thereof, until such time as the above dwelling is vacated by him and any other persons residing therein.
7. The Applicant Landlord shall refund the €790.00 security deposit to the Respondent Tenant, on gaining vacant possession of the dwelling, less any amounts properly withheld in accordance with the provisions of the Act.

This Order was made by the Residential Tenancies Board on 11 May 2022.



Linda Creighton

Higher Executive Officer

Duly authorised to sign on behalf of the Director